

# SUNSET LAKE

## CHATHAM'S HIDDEN GEM



### ABOUT SUNSET LAKE

Sunset Lake in Chatham Township is a naturally spring-fed lake, lovingly maintained by the Sunset Lake Homeowner's Association. Formerly known as "Pierson's Farm", the neighborhood was first developed as a nature retreat for NYC residents. Even today the Pierson family heritage can be seen in the community street names: Emmett, Daniel and Joseph.

The neighborhood's colorful history can still be heard from its longtime residents. Early settlers in the area included the Leni Lenape native tribe, memorialized with a totem erected in the 1970s. In the 1950s, "Sunset Lake Spring Water" was bottled and sold from the community. Goats and a cow once lived on a small peninsula on the water and there's rumor of a small but boisterous speakeasy during the Prohibition.

### NATURE & AREA

The Lake is home to a great variety of fish, blue heron, a family of turtles and annual visitors from Brazil - the beautiful Purple Martin swallows. Being naturally fed, the lake does not rely on outside water to thrive. Any excess flow of water is safely directed toward the Fairmount Country Club. For this reason, even during Hurricaines, the lake has never flooded.

The Lake Association owns Sunset Lake and an area of surrounding wooded land, which remains private and accessible only to neighborhood residents.

### SUNSET LAKE ASSOCIATION

The Sunset Lake Association is a nonprofit community association that maintains the Lake and surrounding grounds. It is voluntary, but all lakefront residents are encouraged to participate. \$700 annual dues are used to treat and maintain the lake, run the fountain, pay property taxes, maintain insurance, fund annual community events like our longstanding Spring Egg Hunt for the little ones and planting Iris bulbs that make the banks bright and fragrant.

### FAQs

#### BOATS & DOCKS

Docks are community shared. A 4-person paddle boat is included in the sale. Residents use rowboats, kayaks, paddle boats and the swim platform kept in the lake.

#### PARKING

A large parking area 30' wide and 25' deep is part of the 3 Lake property. It is deeded as a "Garage Lot" and it is possible, with town approval, to add shed or garage structures.

#### FISHING

Fishing is allowed for Lake residents and Association members and does not require permits. The bass can get pretty big!

#### LAKE DEPTH

The lake is between 12-15' deep at the greatest. 3 Lake Rd is at the shallow end of the lake.

#### FLOOD INSURANCE

Flood insurance is not needed for this property. There are no recorded incidents of lake flooding due to multiple overflows to other bodies of water - even in Hurricaines.

#### SWIM SPA

The swim spa is 18' long and 5' deep with room for 10 people. It has massage jets & seats as well as an endless current stream for swimming. It is easy to maintain, energy efficient and can be kept at hot-tub temperatures year-round.